

Mendocino County, CA

County · CA · California

BUYER'S MARKET

\$470K

MEDIAN SALE PRICE

+1.6%

1-YR CHANGE

816

SALES (12 MO)

\$421K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



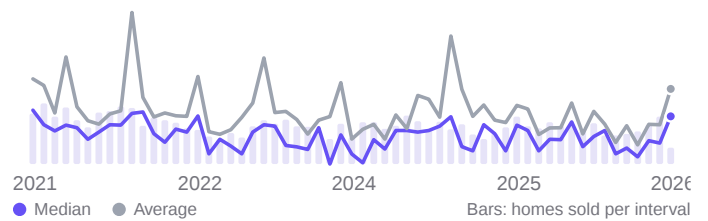
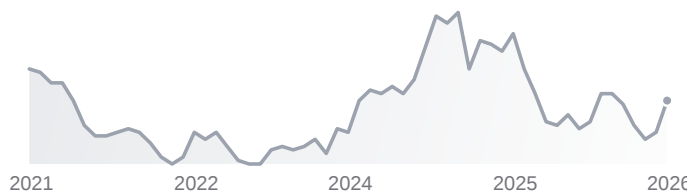
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$529K · Average \$623K

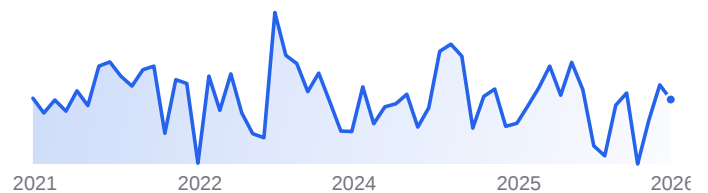
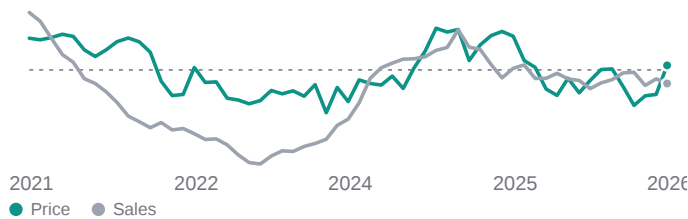


Growth (year over year)

Price +1.6% · Sales -4.7%

Price per square foot

\$318/ft²

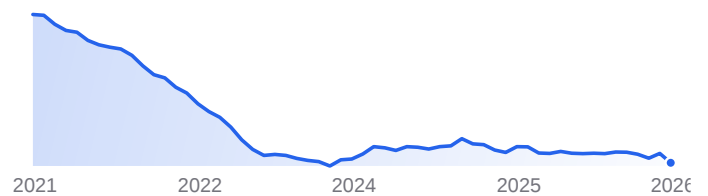


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

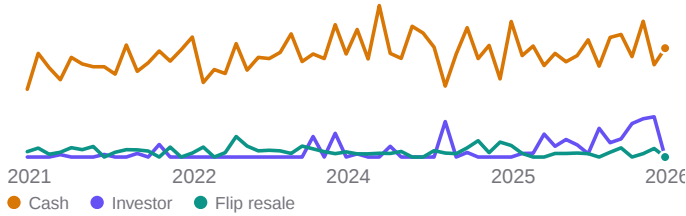
2.6%



BUYERS & OUTCOMES

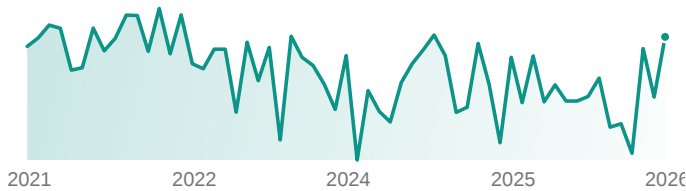
Buyer mix

Cash 41% · Investor 0% · Flip resale 0%



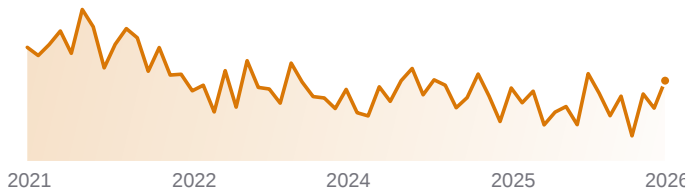
Sellers who sold at a gain

88%

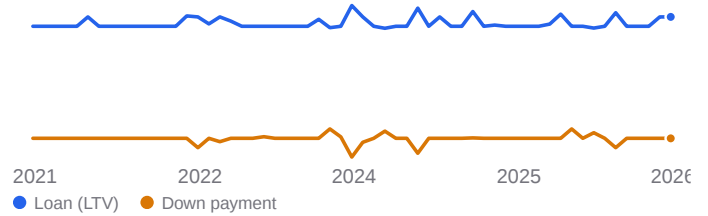


Median annualized return at resale

+4.1%

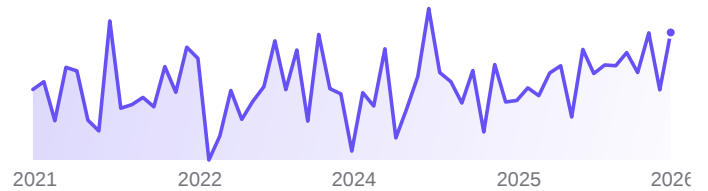


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



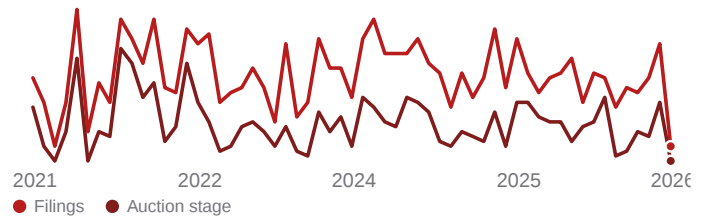
Typical hold before selling

12.9 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	31,678
Median value (AVM)	\$421K
Median size	1,460 ft²
Median bedrooms	3
Median year built	1998
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	3.8%
Owner occupied	58%
Company owned	27%
Median loan-to-value	39%
Typical ownership tenure	14.6 yrs

COMMUNITY

Population	89,203
Density	25 / mi²
Median household income	\$61K
Average household income	\$86K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	487
Homes occupied	89%
Bachelor's or higher	14%
Poverty rate	16.4%
Unemployment	1.3%
Average temp	56°F
Annual precip	46 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.